View results

Respondent

65   Anonymous

31:04
Time to complete

Part A - Personal Details

We will not be able to accept responses where personal details are not provided.

1. Are you submitting this representation as an individual or on behalf of an organisation? *

⦿ Individual

◯ Organisation

2. Title

Mr

3. First Name *

Leslie

4. Last Name *

Coombes

5. Job Title (where relevant)

███████

6. Organisation (where relevant)

███████

7. Address Line 1

████████

8. Address Line 2

███

9. Address Line 3

███

10. Address Line 4

11. Post Code

███

12. Telephone Number

███

13. Email Address *

█████

Part B - Your Representation(s)

To which part of the Local Plan does this representation relate? (Please make one representation at a time, you can click to make a further representation - up to a maximum of 10 per form - at the end of this section).

14. To which policy does your representation relate? *

○ Strategic Policy 01: High Quality Growth

◉ Policy GR1: Achieving a High Standard of Development

○ Policy GR2: Inclusive Neighbourhoods

○ Policy GR3: Public Realm and Connecting Places

○ Policy GR3A: Inclusive Design (New)

○ Policy GR3B: Safety, Security and Resilience to Hazards (New)

○ Policy GR4: Building Heights

○ Policy GR4A: Basement Development (New)

○ Policy GR5: View Management

○ Policy GR6: Areas of Special Character

○ Policy GR7: External Lighting

○ Policy GR8: Shopfronts & Forecourts

○ Policy GR9: Outdoor Advertisements, digital displays and hoardings

○ Policy GR10: Infill and backland sites, back gardens and amenity areas

○ Policy GR11: Planning Obligations

○ Policy GR12: Site Allocations (New)

○ Strategic Policy 02: Harrow's Historic Environment

○ Policy HE1: Historic Environment

○ Policy HE2: Enabling Development

○ Strategic Policy 03: Meeting Harrow's Housing Needs

○ Policy HO1: Dwelling size mix

○ Policy HO2: Conversion and redevelopment of dwellings

○ Policy HO3: Optimising the use of small housing sites

○ Policy HO4: Genuinely Affordable Housing

○ Policy HO5: Housing estate renewal and regeneration

○ Policy HO6: Accommodation for older people

○ Policy HO7: Supported and Sheltered Housing

○ Policy HO8: Purpose-built student accommodation

○ Policy HO9: Large scale purpose built and conversions for shared living

○ Policy HO10: Housing with shared facilities (Houses in Multiple Occupation)

○ Policy HO11: Self-build and Custom build housing

○ Policy HO12: Gypsy and Traveller Accommodation Needs

○ Strategic Policy 04: Local Economy

○ Strategic Policy 05: Harrow & Wealdstone Opportunity Area

○ Policy LE1: Development Principles & Town Centre Hierarchy

○ Policy LE2: Night-time and Evening Economy

○ Policy LE3: Industrial Land

○ Policy LE4: Culture and Creative Industries

○ Policy LE5: Tourism and Visitor Accommodation

○ Strategic Policy 06: Social and Community Infrastructure

○ Policy CI1: Safeguarding and Securing Social Infrastructure

○ Policy CI2: Play and Informal Leisure

○ Policy CI3: Sport and Recreation

○ Policy CI4: Digital and Communications Infrastructure

○ Strategic Policy 07: Green Infrastructure

○ Policy GI1: Green Belt and Metropolitan Open Land

○ Policy GI2: Open Space

○ Policy GI3: Biodiversity

○ Policy GI4: Urban Greening, Landscaping and Trees

○ Policy GI5: Food Growing

○ Strategic Policy 08: Responding to the Climate and Nature Emergency

○ Policy CN1: Sustainable Design and Retrofitting

○ Policy CN2: Energy Infrastructure

○ Policy CN3: Reducing Flood Risk

○ Policy CN4: Sustainable Drainage

○ Policy CN5: Waterway Management

○ Strategic Policy 09: Managing Waster and Supporting the Circular Economy

○ Policy CE1: Reducing and Managing Waste

○ Policy CE2: Design to support the Circular Economy

○ Strategic Policy 10: Movement

○ Policy M1: Sustainable Transport

○ Policy M2: Parking

○ Policy M3: Deliveries, Servicing and Construction

○ Other

15. Do you consider this policy sound?

○ Yes

◉ No

16. Please give details of why you consider this policy to be sound or not sound and set out the modification(s) you consider necessary to make the policy sound that you have identified (if any).

> According to the London Plan 2021, the Opportunity Area has a capacity of 5,000 homes and one thousand jobs. By 2029, this number will have been reached, and the London Plan 2021 does not call for an additional 4352 units. There is no rationale for increasing housing in the Opportunity Area. The remaining sites should be developed into proper family housing that aligns with the character of the area and maintains its low rise architecture

17. Would you like to make another representaion?

◉ Yes

○ No

Part B - Your Representation(s) (2)

To which part of the Local Plan does this representation relate?

18. To which policy does your representation relate? *

○ Strategic Policy 01: High Quality Growth

○ Policy GR1: Achieving a High Standard of Development

○ Policy GR2: Inclusive Neighbourhoods

○ Policy GR3: Public Realm and Connecting Places

○ Policy GR3A: Inclusive Design (New)

○ Policy GR3B: Safety, Security and Resilience to Hazards (New)

○ Policy GR4: Building Heights

○ Policy GR4A: Basement Development (New)

○ Policy GR5: View Management

○ Policy GR6: Areas of Special Character

○ Policy GR7: External Lighting

○ Policy GR8: Shopfronts & Forecourts

○ Policy GR9: Outdoor Advertisements, digital displays and hoardings

○ Policy GR10: Infill and backland sites, back gardens and amenity areas

○ Policy GR11: Planning Obligations

○ Policy GR12: Site Allocations (New)

○ Strategic Policy 02: Harrow's Historic Environment

○ Policy HE1: Historic Environment

○ Policy HE2: Enabling Development

◉ Strategic Policy 03: Meeting Harrow's Housing Needs

○ Policy HO1: Dwelling size mix

○ Policy HO2: Conversion and redevelopment of dwellings

○ Policy HO3: Optimising the use of small housing sites

○ Policy HO4: Genuinely Affordable Housing

○ Policy HO5: Housing estate renewal and regeneration

○ Policy HO6: Accommodation for older people

○ Policy HO7: Supported and Sheltered Housing

○ Policy HO8: Purpose-built student accommodation

○ Policy HO9: Large scale purpose built and conversions for shared living

○ Policy HO10: Housing with shared facilities (Houses in Multiple Occupation)

○ Policy HO11: Self-build and Custom build housing

○ Policy HO12: Gypsy and Traveller Accommodation Needs

○ Strategic Policy 04: Local Economy

○ Strategic Policy 05: Harrow & Wealdstone Opportunity Area

○ Policy LE1: Development Principles & Town Centre Hierarchy

○ Policy LE2: Night-time and Evening Economy

○ Policy LE3: Industrial Land

○ Policy LE4: Culture and Creative Industries

○ Policy LE5: Tourism and Visitor Accommodation

○ Strategic Policy 06: Social and Community Infrastructure

○ Policy CI1: Safeguarding and Securing Social Infrastructure

○ Policy CI2: Play and Informal Leisure

○ Policy CI3: Sport and Recreation

○ Policy CI4: Digital and Communications Infrastructure

○ Strategic Policy 07: Green Infrastructure

○ Policy GI1: Green Belt and Metropolitan Open Land

○ Policy GI2: Open Space

○ Policy GI3: Biodiversity

○ Policy GI4: Urban Greening, Landscaping and Trees

○ Policy GI5: Food Growing

○ Strategic Policy 08: Responding to the Climate and Nature Emergency

○ Policy CN1: Sustainable Design and Retrofitting

○ Policy CN2: Energy Infrastructure

○ Policy CN3: Reducing Flood Risk

○ Policy CN4: Sustainable Drainage

○ Policy CN5: Waterway Management

○ Strategic Policy 09: Managing Waster and Supporting the Circular Economy

○ Policy CE1: Reducing and Managing Waste

○ Policy CE2: Design to support the Circular Economy

○ Strategic Policy 10: Movement

○ Policy M1: Sustainable Transport

○ Policy M2: Parking

○ Policy M3: Deliveries, Servicing and Construction

○ Other

19. Do you consider this policy sound?

○ Yes

◉ No

20. Please give details of why you consider this policy to be sound or not sound and set out the modification(s) you consider necessary to make the policy sound that you have identified (if any).

A significant portion of the new housing will consist of flats. The council has conflated the provision of social rent homes with 'affordable' rent homes. These two are not necessarily the same and could obscure the actual provision of social rental

homes, which are more affordable than intermediate rent/percentage London Rental

21. Would you like to make another representaion?

◉ Yes

○ No

Part B - Your Representation(s) (3)

To which part of the Local Plan does this representation relate?

22. To which policy does your representation relate? *

○ Strategic Policy 01: High Quality Growth

○ Policy GR1: Achieving a High Standard of Development

○ Policy GR2: Inclusive Neighbourhoods

○ Policy GR3: Public Realm and Connecting Places

○ Policy GR3A: Inclusive Design (New)

○ Policy GR3B: Safety, Security and Resilience to Hazards (New)

○ Policy GR4: Building Heights

○ Policy GR4A: Basement Development (New)

○ Policy GR5: View Management

○ Policy GR6: Areas of Special Character

○ Policy GR7: External Lighting

○ Policy GR8: Shopfronts & Forecourts

○ Policy GR9: Outdoor Advertisements, digital displays and hoardings

○ Policy GR10: Infill and backland sites, back gardens and amenity areas

○ Policy GR11: Planning Obligations

○ Policy GR12: Site Allocations (New)

○ Strategic Policy 02: Harrow's Historic Environment

○ Policy HE1: Historic Environment

○ Policy HE2: Enabling Development

○ Strategic Policy 03: Meeting Harrow's Housing Needs

○ Policy HO1: Dwelling size mix

○ Policy HO2: Conversion and redevelopment of dwellings

○ Policy HO3: Optimising the use of small housing sites

○ Policy HO4: Genuinely Affordable Housing

○ Policy HO5: Housing estate renewal and regeneration

○ Policy HO6: Accommodation for older people

○ Policy HO7: Supported and Sheltered Housing

○ Policy HO8: Purpose-built student accommodation

○ Policy HO9: Large scale purpose built and conversions for shared living

○ Policy HO10: Housing with shared facilities (Houses in Multiple Occupation)

○ Policy HO11: Self-build and Custom build housing

○ Policy HO12: Gypsy and Traveller Accommodation Needs

○ Strategic Policy 04: Local Economy

○ Strategic Policy 05: Harrow & Wealdstone Opportunity Area

○ Policy LE1: Development Principles & Town Centre Hierarchy

○ Policy LE2: Night-time and Evening Economy

○ Policy LE3: Industrial Land

○ Policy LE4: Culture and Creative Industries

○ Policy LE5: Tourism and Visitor Accommodation

◉ Strategic Policy 06: Social and Community Infrastructure

○ Policy CI1: Safeguarding and Securing Social Infrastructure

○ Policy CI2: Play and Informal Leisure

○ Policy CI3: Sport and Recreation

○ Policy CI4: Digital and Communications Infrastructure

○ Strategic Policy 07: Green Infrastructure

○ Policy GI1: Green Belt and Metropolitan Open Land

○ Policy GI2: Open Space

○ Policy GI3: Biodiversity

○ Policy GI4: Urban Greening, Landscaping and Trees

○ Policy GI5: Food Growing

○ Strategic Policy 08: Responding to the Climate and Nature Emergency

○ Policy CN1: Sustainable Design and Retrofitting

○ Policy CN2: Energy Infrastructure

○ Policy CN3: Reducing Flood Risk

○ Policy CN4: Sustainable Drainage

○ Policy CN5: Waterway Management

○ Strategic Policy 09: Managing Waster and Supporting the Circular Economy

○ Policy CE1: Reducing and Managing Waste

○ Policy CE2: Design to support the Circular Economy

○ Strategic Policy 10: Movement

○ Policy M1: Sustainable Transport

○ Policy M2: Parking

○ Policy M3: Deliveries, Servicing and Construction

○ Other

23. Do you consider this policy sound?

○ Yes

◉ No

24. Please give details of why you consider this policy to be sound or not sound and set out the modification(s) you consider necessary to make the policy sound that you have identified (if any).

> The details regarding infrastructure remain insufficient. There is no dedicated funding, and there is a reliance on contributions from developers, which are not assured as developers often manage to avoid them. five years, and up to 21,000 in 15 years. The question is also why development would be concentrated in the Opportunity Area when it is already the most densely populated and struggling to meet the infrastructure demands of its current residents.
>
> The New Harrow Local Plan - Infrastructure Delivery Plan indicates that funding for projects has not been sourced. Refer to the table: Harrow New Local Plan 2021-2041 - Infrastructure Delivery Plan (IDP) - Appendix 1 Infrastructure Schedule (as of 28 October 2024). This implies that the issue of infrastructure remains unresolved.

25. Would you like to make another representaion?

◉ Yes

○ No

Part B - Your Representation(s) (4)

To which part of the Local Plan does this representation relate?

26. To which policy does your representation relate? *

○ Strategic Policy 01: High Quality Growth

○ Policy GR1: Achieving a High Standard of Development

○ Policy GR2: Inclusive Neighbourhoods

○ Policy GR3: Public Realm and Connecting Places

○ Policy GR3A: Inclusive Design (New)

○ Policy GR3B: Safety, Security and Resilience to Hazards (New)

◉ Policy GR4: Building Heights

○ Policy GR4A: Basement Development (New)

○ Policy GR5: View Management

○ Policy GR6: Areas of Special Character

○ Policy GR7: External Lighting

○ Policy GR8: Shopfronts & Forecourts

○ Policy GR9: Outdoor Advertisements, digital displays and hoardings

○ Policy GR10: Infill and backland sites, back gardens and amenity areas

○ Policy GR11: Planning Obligations

○ Policy GR12: Site Allocations (New)

○ Strategic Policy 02: Harrow's Historic Environment

○ Policy HE1: Historic Environment

○ Policy HE2: Enabling Development

○ Strategic Policy 03: Meeting Harrow's Housing Needs

○ Policy HO1: Dwelling size mix

○ Policy HO2: Conversion and redevelopment of dwellings

○ Policy HO3: Optimising the use of small housing sites

○ Policy HO4: Genuinely Affordable Housing

○ Policy HO5: Housing estate renewal and regeneration

○ Policy HO6: Accommodation for older people

○ Policy HO7: Supported and Sheltered Housing

○ Policy HO8: Purpose-built student accommodation

○ Policy HO9: Large scale purpose built and conversions for shared living

○ Policy HO10: Housing with shared facilities (Houses in Multiple Occupation)

○ Policy HO11: Self-build and Custom build housing

○ Policy HO12: Gypsy and Traveller Accommodation Needs

○ Strategic Policy 04: Local Economy

○ Strategic Policy 05: Harrow & Wealdstone Opportunity Area

○ Policy LE1: Development Principles & Town Centre Hierarchy

○ Policy LE2: Night-time and Evening Economy

○ Policy LE3: Industrial Land

○ Policy LE4: Culture and Creative Industries

○ Policy LE5: Tourism and Visitor Accommodation

○ Strategic Policy 06: Social and Community Infrastructure

○ Policy CI1: Safeguarding and Securing Social Infrastructure

○ Policy CI2: Play and Informal Leisure

○ Policy CI3: Sport and Recreation

○ Policy CI4: Digital and Communications Infrastructure

○ Strategic Policy 07: Green Infrastructure

○ Policy GI1: Green Belt and Metropolitan Open Land

○ Policy GI2: Open Space

○ Policy GI3: Biodiversity

○ Policy GI4: Urban Greening, Landscaping and Trees

○ Policy GI5: Food Growing

○ Strategic Policy 08: Responding to the Climate and Nature Emergency

○ Policy CN1: Sustainable Design and Retrofitting

○ Policy CN2: Energy Infrastructure

○ Policy CN3: Reducing Flood Risk

○ Policy CN4: Sustainable Drainage

○ Policy CN5: Waterway Management

○ Strategic Policy 09: Managing Waster and Supporting the Circular Economy

○ Policy CE1: Reducing and Managing Waste

○ Policy CE2: Design to support the Circular Economy

○ Strategic Policy 10: Movement

○ Policy M1: Sustainable Transport

○ Policy M2: Parking

○ Policy M3: Deliveries, Servicing and Construction

○ Other

27. Do you consider this policy sound?

○ Yes

◉ No

28. Please give details of why you consider this policy to be sound or not sound and set out the modification(s) you consider necessary to make the policy sound that you have identified (if any).

The Council's Tall Buildings Study identifies the Station Road sub area as unsuitable for tall buildings, yet the council permits buildings up to eighteen storeys without clear justification. The Harrow and Wealdstone Opportunity Area Tall Buildings Study, gives Harrow Square as an example of an unsuitably sited tall building which has created a wind tunnel and poor public realm amenities. Harrow and Wealdstone Heights in Wealdstone is also cited as a poor example of tall building. Given these past mistakes, is the council not doing the same by allowing tall buildings in areas they deem to be unsuitable?

29. Would you like to make another representaion?

◉ Yes

○ No

Part B - Your Representation(s) (5)

To which part of the Local Plan does this representation relate?

30. To which policy does your representation relate? *

○ Strategic Policy 01: High Quality Growth

○ Policy GR1: Achieving a High Standard of Development

○ Policy GR2: Inclusive Neighbourhoods

○ Policy GR3: Public Realm and Connecting Places

○ Policy GR3A: Inclusive Design (New)

○ Policy GR3B: Safety, Security and Resilience to Hazards (New)

○ Policy GR4: Building Heights

○ Policy GR4A: Basement Development (New)

○ Policy GR5: View Management

○ Policy GR6: Areas of Special Character

○ Policy GR7: External Lighting

○ Policy GR8: Shopfronts & Forecourts

○ Policy GR9: Outdoor Advertisements, digital displays and hoardings

○ Policy GR10: Infill and backland sites, back gardens and amenity areas

○ Policy GR11: Planning Obligations

◉ Policy GR12: Site Allocations (New)

○ Strategic Policy 02: Harrow's Historic Environment

○ Policy HE1: Historic Environment

○ Policy HE2: Enabling Development

○ Strategic Policy 03: Meeting Harrow's Housing Needs

○ Policy HO1: Dwelling size mix

○ Policy HO2: Conversion and redevelopment of dwellings

○ Policy HO3: Optimising the use of small housing sites

○ Policy HO4: Genuinely Affordable Housing

○ Policy HO5: Housing estate renewal and regeneration

○ Policy HO6: Accommodation for older people

○ Policy HO7: Supported and Sheltered Housing

○ Policy HO8: Purpose-built student accommodation

○ Policy HO9: Large scale purpose built and conversions for shared living

○ Policy HO10: Housing with shared facilities (Houses in Multiple Occupation)

○ Policy HO11: Self-build and Custom build housing

○ Policy HO12: Gypsy and Traveller Accommodation Needs

○ Strategic Policy 04: Local Economy

○ Strategic Policy 05: Harrow & Wealdstone Opportunity Area

○ Policy LE1: Development Principles & Town Centre Hierarchy

○ Policy LE2: Night-time and Evening Economy

○ Policy LE3: Industrial Land

○ Policy LE4: Culture and Creative Industries

○ Policy LE5: Tourism and Visitor Accommodation

○ Strategic Policy 06: Social and Community Infrastructure

○ Policy CI1: Safeguarding and Securing Social Infrastructure

○ Policy CI2: Play and Informal Leisure

○ Policy CI3: Sport and Recreation

○ Policy CI4: Digital and Communications Infrastructure

○ Strategic Policy 07: Green Infrastructure

○ Policy GI1: Green Belt and Metropolitan Open Land

○ Policy GI2: Open Space

○ Policy GI3: Biodiversity

○ Policy GI4: Urban Greening, Landscaping and Trees

○ Policy GI5: Food Growing

○ Strategic Policy 08: Responding to the Climate and Nature Emergency

○ Policy CN1: Sustainable Design and Retrofitting

○ Policy CN2: Energy Infrastructure

○ Policy CN3: Reducing Flood Risk

○ Policy CN4: Sustainable Drainage

○ Policy CN5: Waterway Management

○ Strategic Policy 09: Managing Waster and Supporting the Circular Economy

○ Policy CE1: Reducing and Managing Waste

○ Policy CE2: Design to support the Circular Economy

○ Strategic Policy 10: Movement

○ Policy M1: Sustainable Transport

○ Policy M2: Parking

○ Policy M3: Deliveries, Servicing and Construction

○ Other

31. Do you consider this policy sound?

○ Yes

◉ No

32. Please give details of why you consider this policy to be sound or not sound and set out the modification(s) you consider necessary to make the policy sound that you have identified (if any).

The 2013 plan designated the Station Road sub-area to maintain its low-rise profile, acting as a buffer between the densely populated Harrow and Wealdstone Town Centres, with an aim to improve public spaces and connectivity while preserving its unique character. It was considered unsuitable for high-density development due to the risk of congestion and blending into a single town centre. In contrast, the current plan permits 18-storey buildings in this congested and polluted area, which is recognised as an air quality management area and was found inappropriate for dense housing in the council's tall buildings study. The 2024 Plan's approval of high-density development in Station Road, despite its claim to harmonize with the lower-density suburbs, seems unfeasible. This may unintentionally result in the amalgamation of Harrow and Wealdstone into a singular town centre, a move not explicitly stated by the council.

33. Would you like to make another representaion?

◉ Yes

○ No

Part B - Your Representation(s) (6)

To which part of the Local Plan does this representation relate?

34. To which policy does your representation relate? *

○ Strategic Policy 01: High Quality Growth

○ Policy GR1: Achieving a High Standard of Development

○ Policy GR2: Inclusive Neighbourhoods

○ Policy GR3: Public Realm and Connecting Places

○ Policy GR3A: Inclusive Design (New)

○ Policy GR3B: Safety, Security and Resilience to Hazards (New)

○ Policy GR4: Building Heights

○ Policy GR4A: Basement Development (New)

○ Policy GR5: View Management

○ Policy GR6: Areas of Special Character

○ Policy GR7: External Lighting

○ Policy GR8: Shopfronts & Forecourts

○ Policy GR9: Outdoor Advertisements, digital displays and hoardings

○ Policy GR10: Infill and backland sites, back gardens and amenity areas

○ Policy GR11: Planning Obligations

○ Policy GR12: Site Allocations (New)

○ Strategic Policy 02: Harrow's Historic Environment

○ Policy HE1: Historic Environment

○ Policy HE2: Enabling Development

○ Strategic Policy 03: Meeting Harrow's Housing Needs

○ Policy HO1: Dwelling size mix

○ Policy HO2: Conversion and redevelopment of dwellings

○ Policy HO3: Optimising the use of small housing sites

○ Policy HO4: Genuinely Affordable Housing

○ Policy HO5: Housing estate renewal and regeneration

○ Policy HO6: Accommodation for older people

○ Policy HO7: Supported and Sheltered Housing

○ Policy HO8: Purpose-built student accommodation

○ Policy HO9: Large scale purpose built and conversions for shared living

● Policy HO10: Housing with shared facilities (Houses in Multiple Occupation)

○ Policy HO11: Self-build and Custom build housing

○ Policy HO12: Gypsy and Traveller Accommodation Needs

○ Strategic Policy 04: Local Economy

○ Strategic Policy 05: Harrow & Wealdstone Opportunity Area

○ Policy LE1: Development Principles & Town Centre Hierarchy

○ Policy LE2: Night-time and Evening Economy

○ Policy LE3: Industrial Land

○ Policy LE4: Culture and Creative Industries

○ Policy LE5: Tourism and Visitor Accommodation

○ Strategic Policy 06: Social and Community Infrastructure

○ Policy CI1: Safeguarding and Securing Social Infrastructure

○ Policy CI2: Play and Informal Leisure

○ Policy CI3: Sport and Recreation

○ Policy CI4: Digital and Communications Infrastructure

○ Strategic Policy 07: Green Infrastructure

○ Policy GI1: Green Belt and Metropolitan Open Land

○ Policy GI2: Open Space

○ Policy GI3: Biodiversity

○ Policy GI4: Urban Greening, Landscaping and Trees

○ Policy GI5: Food Growing

○ Strategic Policy 08: Responding to the Climate and Nature Emergency

○ Policy CN1: Sustainable Design and Retrofitting

○ Policy CN2: Energy Infrastructure

○ Policy CN3: Reducing Flood Risk

○ Policy CN4: Sustainable Drainage

○ Policy CN5: Waterway Management

○ Strategic Policy 09: Managing Waster and Supporting the Circular Economy

○ Policy CE1: Reducing and Managing Waste

○ Policy CE2: Design to support the Circular Economy

○ Strategic Policy 10: Movement

○ Policy M1: Sustainable Transport

○ Policy M2: Parking

○ Policy M3: Deliveries, Servicing and Construction

○ Other

35. Do you consider this policy sound?

○ Yes

◉ No

36. Please give details of why you consider this policy to be sound or not sound and set out the modification(s) you consider necessary to make the policy sound that you have identified (if any).

> It is inequitable for the council to limit large-scale purpose-built and conversions for shared living, as well as Build to Rent developments, solely to the Opportunity Area, especially when it is the most densely populated area in the borough.
>
> Proposed Amendment: Permit large-scale purpose-built and conversions for shared living, as well as Build to Rent developments, throughout the Borough, particularly near train stations. With ten train stations in the borough, situating these developments near them could alleviate the strain on the Opportunity Area.

37. Would you like to make another representaion?

◉ Yes

○ No

Part B - Your Representation(s) (7)

To which part of the Local Plan does this representation relate?

38. To which policy does your representation relate? *

○ Strategic Policy 01: High Quality Growth

○ Policy GR1: Achieving a High Standard of Development

○ Policy GR2: Inclusive Neighbourhoods

○ Policy GR3: Public Realm and Connecting Places

○ Policy GR3A: Inclusive Design (New)

○ Policy GR3B: Safety, Security and Resilience to Hazards (New)

○ Policy GR4: Building Heights

○ Policy GR4A: Basement Development (New)

○ Policy GR5: View Management

○ Policy GR6: Areas of Special Character

○ Policy GR7: External Lighting

○ Policy GR8: Shopfronts & Forecourts

○ Policy GR9: Outdoor Advertisements, digital displays and hoardings

○ Policy GR10: Infill and backland sites, back gardens and amenity areas

○ Policy GR11: Planning Obligations

○ Policy GR12: Site Allocations (New)

○ Strategic Policy 02: Harrow's Historic Environment

○ Policy HE1: Historic Environment

○ Policy HE2: Enabling Development

○ Strategic Policy 03: Meeting Harrow's Housing Needs

○ Policy HO1: Dwelling size mix

○ Policy HO2: Conversion and redevelopment of dwellings

○ Policy HO3: Optimising the use of small housing sites

○ Policy HO4: Genuinely Affordable Housing

○ Policy HO5: Housing estate renewal and regeneration

○ Policy HO6: Accommodation for older people

○ Policy HO7: Supported and Sheltered Housing

○ Policy HO8: Purpose-built student accommodation

○ Policy HO9: Large scale purpose built and conversions for shared living

○ Policy HO10: Housing with shared facilities (Houses in Multiple Occupation)

○ Policy HO11: Self-build and Custom build housing

○ Policy HO12: Gypsy and Traveller Accommodation Needs

◉ Strategic Policy 04: Local Economy

○ Strategic Policy 05: Harrow & Wealdstone Opportunity Area

○ Policy LE1: Development Principles & Town Centre Hierarchy

○ Policy LE2: Night-time and Evening Economy

○ Policy LE3: Industrial Land

○ Policy LE4: Culture and Creative Industries

○ Policy LE5: Tourism and Visitor Accommodation

○ Strategic Policy 06: Social and Community Infrastructure

○ Policy CI1: Safeguarding and Securing Social Infrastructure

○ Policy CI2: Play and Informal Leisure

○ Policy CI3: Sport and Recreation

○ Policy CI4: Digital and Communications Infrastructure

○ Strategic Policy 07: Green Infrastructure

○ Policy GI1: Green Belt and Metropolitan Open Land

○ Policy GI2: Open Space

○ Policy GI3: Biodiversity

○ Policy GI4: Urban Greening, Landscaping and Trees

○ Policy GI5: Food Growing

○ Strategic Policy 08: Responding to the Climate and Nature Emergency

○ Policy CN1: Sustainable Design and Retrofitting

○ Policy CN2: Energy Infrastructure

○ Policy CN3: Reducing Flood Risk

○ Policy CN4: Sustainable Drainage

○ Policy CN5: Waterway Management

○ Strategic Policy 09: Managing Waster and Supporting the Circular Economy

○ Policy CE1: Reducing and Managing Waste

○ Policy CE2: Design to support the Circular Economy

○ Strategic Policy 10: Movement

○ Policy M1: Sustainable Transport

○ Policy M2: Parking

○ Policy M3: Deliveries, Servicing and Construction

○ Other

39. Do you consider this policy sound?

○ Yes

◉ No

40. Please give details of why you consider this policy to be sound or not sound and set out the modification(s) you consider necessary to make the policy sound that you have identified (if any).

> Does this plan reflect any actions or plans that employers have asked for to create jobs in the opportunity area. Where is the 20-year job creation strategy in the plan, like the details about housing creation? How is this plan aiming to recover the jobs lost recently in the area at the Council, Debenhams, and the conversion of office space and retail space .

41. Would you like to make another representaion?

◉ Yes

○ No

Part B - Your Representation(s) (8)

To which part of the Local Plan does this representation relate?

42. To which policy does your representation relate? *

○ Strategic Policy 01: High Quality Growth

○ Policy GR1: Achieving a High Standard of Development

○ Policy GR2: Inclusive Neighbourhoods

○ Policy GR3: Public Realm and Connecting Places

○ Policy GR3A: Inclusive Design (New)

○ Policy GR3B: Safety, Security and Resilience to Hazards (New)

○ Policy GR4: Building Heights

○ Policy GR4A: Basement Development (New)

○ Policy GR5: View Management

○ Policy GR6: Areas of Special Character

○ Policy GR7: External Lighting

○ Policy GR8: Shopfronts & Forecourts

○ Policy GR9: Outdoor Advertisements, digital displays and hoardings

○ Policy GR10: Infill and backland sites, back gardens and amenity areas

○ Policy GR11: Planning Obligations

○ Policy GR12: Site Allocations (New)

○ Strategic Policy 02: Harrow's Historic Environment

○ Policy HE1: Historic Environment

○ Policy HE2: Enabling Development

○ Strategic Policy 03: Meeting Harrow's Housing Needs

○ Policy HO1: Dwelling size mix

○ Policy HO2: Conversion and redevelopment of dwellings

○ Policy HO3: Optimising the use of small housing sites

○ Policy HO4: Genuinely Affordable Housing

○ Policy HO5: Housing estate renewal and regeneration

○ Policy HO6: Accommodation for older people

○ Policy HO7: Supported and Sheltered Housing

○ Policy HO8: Purpose-built student accommodation

○ Policy HO9: Large scale purpose built and conversions for shared living

○ Policy HO10: Housing with shared facilities (Houses in Multiple Occupation)

○ Policy HO11: Self-build and Custom build housing

○ Policy HO12: Gypsy and Traveller Accommodation Needs

○ Strategic Policy 04: Local Economy

○ Strategic Policy 05: Harrow & Wealdstone Opportunity Area

○ Policy LE1: Development Principles & Town Centre Hierarchy

○ Policy LE2: Night-time and Evening Economy

○ Policy LE3: Industrial Land

○ Policy LE4: Culture and Creative Industries

○ Policy LE5: Tourism and Visitor Accommodation

○ Strategic Policy 06: Social and Community Infrastructure

○ Policy CI1: Safeguarding and Securing Social Infrastructure

○ Policy CI2: Play and Informal Leisure

○ Policy CI3: Sport and Recreation

○ Policy CI4: Digital and Communications Infrastructure

○ Strategic Policy 07: Green Infrastructure

○ Policy GI1: Green Belt and Metropolitan Open Land

○ Policy GI2: Open Space

○ Policy GI3: Biodiversity

○ Policy GI4: Urban Greening, Landscaping and Trees

○ Policy GI5: Food Growing

○ Strategic Policy 08: Responding to the Climate and Nature Emergency

○ Policy CN1: Sustainable Design and Retrofitting

○ Policy CN2: Energy Infrastructure

○ Policy CN3: Reducing Flood Risk

○ Policy CN4: Sustainable Drainage

○ Policy CN5: Waterway Management

○ Strategic Policy 09: Managing Waster and Supporting the Circular Economy

○ Policy CE1: Reducing and Managing Waste

○ Policy CE2: Design to support the Circular Economy

○ Strategic Policy 10: Movement

○ Policy M1: Sustainable Transport

○ Policy M2: Parking

○ Policy M3: Deliveries, Servicing and Construction

◉ Consultation

43. Do you consider this policy sound?

○ Yes

◉ No

44. Please give details of why you consider this policy to be sound or not sound and set out the modification(s) you consider necessary to make the policy sound that you have identified (if any).

> The council has overlooked the concerns of residents within the Opportunity Area. Changes to the plan have only been made following feedback from residents outside of this area. Additionally, developers and other non-residential organisations have been able to comment.

45. Would you like to make another representaion?

○ Yes

◉ No

Part C - Demographics

London Borough of Harrow has a legal responsibility to promote and advance equality. To help us to do this, it is important that we have a good understanding of our communities, how our services are being accessed and who is using or would like to use our services. With up-to-date and accurate information we are able to: Better understand   our service users / residents and shape services to meet their specific needs, Identify and   address any barriers / issues individuals may experience when accessing   our services (including information about our services), Ensure our   policies and services are accessible to everyone who uses them.
The information will also enable us to monitor our progress with regards to addressing inequality and allow our employees and service users see how we are performing on equality.

Data Protection: It is your choice whether you provide this information. Your replies will not be used in a way that identifies you.